

Delegated Report

Householder Planning Application

Planning Application No: 20230481

Location: 4 Petersfield Drive Meopham Gravesend Kent

Description: Erection of two dormer roof extensions and conversion of the roof space to habitable rooms

Applicant: Bailey

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. A-2302-PL-000 – Rev P – Existing Location Map;
Drawing No. A-2302-PL-000 – Rev P – 1:1250 Existing Location Map and 1:500 Existing Location Map;
Drawing No. A-2302-PL-100 Rev P – Floor Plans;
Drawing No. A-2302-PL-101 Rev P – Roof Plans;
Drawing No. A-2302-PL-200 Rev P – Existing Elevations;
Drawing No. A-2302-PL-201 Rev P – Proposed Elevations; and
Planning Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210873	Loft conversion with a rear dormer extension, erection of front gable end and 2 front dormers to create habitable space.	Refused Appeal Dismissed	06.09.2021 10.01.2023
19560076	Site for erection of a pair of semi-detached dwelling houses	Refused	11.07.1956

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 9 – Promoting sustainable transport
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021);
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

GBC – Highways

I have no objections there is adequate car parking on site to meet adopted parking standards. However, two secure cycle parking spaces should be provided, one per additional bedroom to comply with guidance.

Neighbouring properties

7 surrounding properties were consulted with an overall consultation expiry date of 26th Jun 2023. One letter of objection was received making the following summarised comments;

- Application similar to application number 20210873 dated 13th July 2021, which you rejected.
- We have the same concerns with this plan as the previous one.
- In the 30 plus years which we have lived here Gravesham Council have always vigorously objected to any alterations to the front elevations of the bungalows in Petersfield Drive that change them to a 2 storey building.
- 2 storey conversions will alter the whole aspect of the estate.
- We have no objections to the proposed alterations to the rear elevation but feel the 2 dormer windows and forward facing gable end, with window, proposed for the front elevation would entirely alter the building
- Not be in keeping with the rest of the estate.
- We would however have no objection to velux windows in the forwarding facing roof.

Officer's Analysis

Background

In 2021 planning permission for loft conversion with a rear dormer extension, erection of front gable end and 2 front dormers to create habitable space was refused for the following (planning ref. 20210873)

reasons;

1. The development would result in an increase in ridge height, together with the introduction of a gable roof extension and dormers to the front and rear that are not design features within the immediate area. The proposal would result in a development that is out of character with the surrounding area and a dominant addition to the application property that is considered to be detrimental to the character and appearance of the property itself and character of the wider area. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021).
2. The development would result in the introduction of first floor windows where there currently are none and would have an unacceptable level of overlooking and loss of privacy over the rear gardens of the surrounding properties. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021).

It was subsequently dismissed at appeal (Appeal Ref. APP/K2230/D/21/3286812 (attached as Appendix 1)), with the Inspector stating that whilst the proposed dormers represent good architectural principles and would not dominate the overall appearance of the host dwelling, the potential for overlooking of the back garden area of No. 6 Petersfield Drive and would fail to adhere to policy CS19 of the Core Strategy, which states that new development will be located, designed and constructed to safeguard the amenity of the occupants of neighbouring properties. It would also be inconsistent with the Framework which seeks to ensure safe and healthy living conditions.

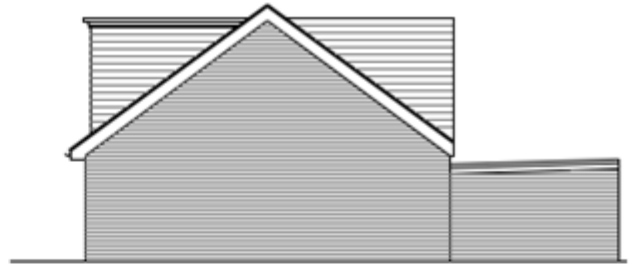
The current application seeks to overcome the previous reasons for refusal and issues raised at appeal.

The design and location of the dormers are the same as the previously refused scheme, however the first floor layout has been rearranged to address the concerns raised on the overlooking and impact on the occupiers of No. 6 Petersfield Drive. A bathroom replaces Bedroom 2 and both the bathroom and en-suite are shown as having obscure glazed windows.

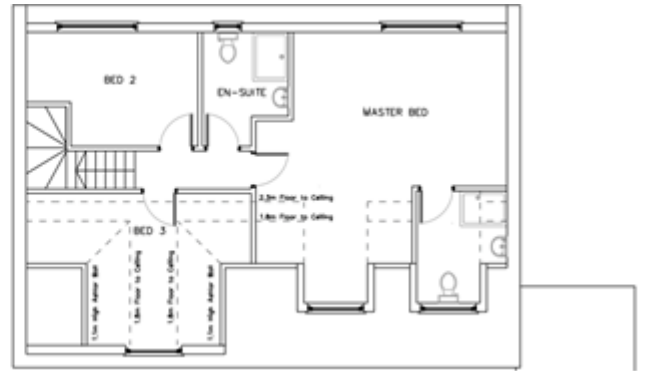
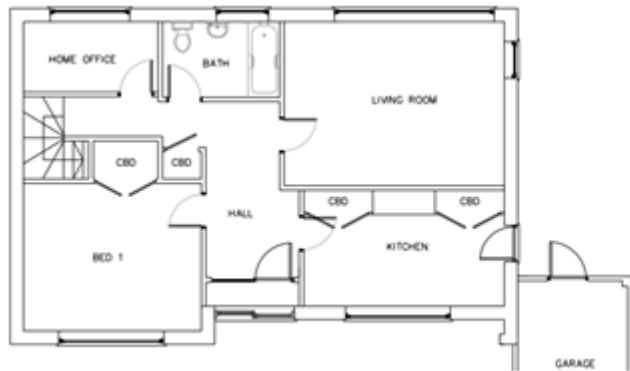
Previously Refused Scheme (20210873)



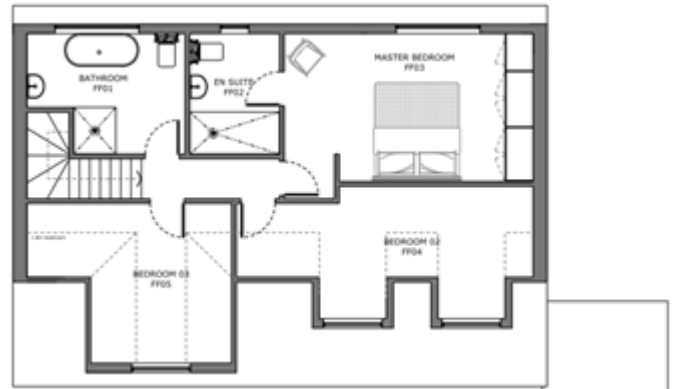
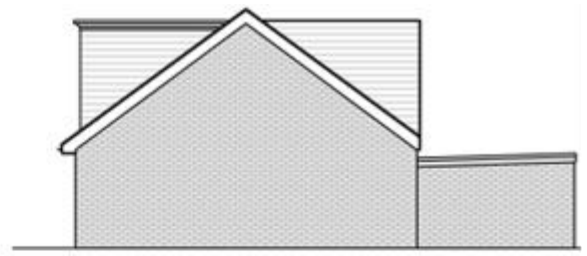
Front Elevation
(Street View)



Side Elevation



Current Scheme (20230481)



Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within a rural settlement inset from the Green Belt and within the Meopham Downs Landscape Character Assessment. The residential area that the site is located is characterised by similar design detached bungalows with generous front gardens and attached garages. The application property is a detached bungalow that does not appear to have been extended previously. To the west of the site, the property on the corner has been extended to the side and into the roof with 2no. small rooflights within the front roofslope and 5no. small single gable dormers to the rear. Whilst the dormers are to the rear, due to the corner location, are highly visible from Ashleigh Close.

Application Property



View from Ashleigh Close



The proposed gable roof extension and 2no. dormers within the front roofslope reflect design elements of the existing property and with the properties in the area, with examples of gables being within the front elevations.

There are examples of first floor alterations within the wider area. Whilst the proposal would introduce a new feature to the immediate streetscene, the small single front dormers have been designed to have as little visual impact as possible. In terms of the rear dormer, this would not be highly visible from public vantage points and whilst being of a large box design, would not detract from the main dwelling due to its location.

The Planning Inspector had no objections to the design and arrangement of the front and rear dormers, stating that they; *“are modest in scale with the gable matching No. 3 opposite. The dormers are standalone, have pitched roofs set down from the main ridge line, and are positioned away from the side walls of the property. So my mind, such dormer-window design represents good architectural principles, and I consider that the element would visually connect with the overall appearance of the host dwelling, without dominating it”*.

Therefore it would not be reasonable to refuse the proposal on design and character alone. It is therefore considered that the application in this relation would be acceptable and the first reason for refusal has been addressed and the development would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

Whilst the two smaller front dormers do not create a large usable floor area, the usable space would provide a floor area of 10.67m² which would accord with the minimum standard for a single bedroom (7.5m²). In terms of the gable window, the usable floorspace would provide a reasonable bedroom size with adequate light and outlook.

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

The properties most affected by the proposals would be the adjacent dwellings and the dwellings located to the rear. In terms of loss of outlook, overshadowing and loss of the light, it is not considered that the proposals would have an adverse impact.

The previous reason for refusal stated that;

The development would result in the introduction of first floor windows where there currently are none and would have an unacceptable level of overlooking and loss of privacy over the rear gardens of the surrounding properties. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021).

The Inspector stated that; *views over the private amenity space of no.6 would still be afforded, including the more intimate areas close to its rear elevation. As such a loss of privacy would occur from the new first floor windows nearest the common boundary.*

The current scheme has rearranged the first floor layout so that the windows closest to No. 6 which previously had a large window to serve bedroom 2 and an en-suite, now serve a bathroom and en-suite and would have obscured windows. The master bedroom remains in the same location, however due to the distance to the neighbour garden, is considered acceptable. Therefore subject to a condition securing the obscure glazed, the issue of overlooking has been addressed and the proposal would not have any adverse impact on the privacy of the occupiers of No. 6.

Therefore, in terms of the current scheme, the rearrangement of the first floor layout have addressed the impact on overlooking over the rear garden of No. 6 which addresses the second reason for refusal and subject to a condition of obscure glazing, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would result in two additional bedrooms, however the property has an existing garage to the side and driveway to the front for 2 cars. The minimum parking provision for a 3-bed property is 2no. off road parking spaces.

The development would therefore meet the KCC Vehicle Parking Standards, and the proposals would accord with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

Any Other Material Planning Considerations

Impact on landscape - The property is situated within the Meopham Downs Landscape Character Area.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is not considered that the proposed development would have an impact on the landscape due to the property being located within the rural settlement.

Conclusion

The application has been fully considered and it is recommended that the previous reasons for refusal have been addressed and the proposal accords with local and national planning policy, subject to conditions.

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	17 th July 2023	Dated:	17th July 2023